PETITION FOR ZONING VARIANCE NW/S Shoemaker Road 200' SW Falls Road 1406 & 1408 Shoemaker Road 3rd Election District 2nd Councilmanic District

Petitioner

* ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 90-383A Shoemaker Ltd. Partnership

* * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

* BEFORE THE

The Petitioner herein requests a variance from Section 255.1 and 238.2 to allow existing O' setback in lieu of the required 30' setback; Section 255.1 and 238.2 to allow 3' setback in lieu of the required 30' setback; and Section 255.1 and 238.2 to allow existing 29.5' setback in lieu of the required 30', as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Shoemaker Limited Partnership, by Michael S. Hoffberger, appeared, testified and was represented by Timothy D.A. Chriss, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 1406-1408 Shoemaker Road, consists of 1.097 acres +/-, zoned M.L.-C.N.S. and is currently improved with a one story block and brick warehouse, parking, and equipment storage areas.

Testimony indicated that sometime prior to Petitioner's acquisition of the property, the property was three (3) separate parcels and was consolidated to create the subject site.

Proffered testimony indicated that the Petitioner is desirous of constructing the warehouse indicated on Petitioner's Exhibit No. 1 for the purpose of leasing same to Child's Play, Inc.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-383-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, horeby petition for a

The Petitioner testified that granting the requested relief will no way be injurious to the public health, safety or general welfare, and that due to the layout of the site, he would suffer an undue hardship and practical difficulty should the requested relief be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict

observed and public safety and welfare secured.

After due consideration of the testimony and evidence presented, it use of the land due to the special conditions unique to this particu-

90-383-A 1406 & 1408 SHOEMAKER ROAD PROPERTY DESCRIPTION FOR ZONING PURPOSES ONLY

BEGINNING for the first thereof on the northwest side of Shoemaker Road 200 feet southwest from Falls Road and running thence S57°15'00"W 215 feet; thence N27°15'00W 200 feet; thence S57°15"W 22.57 feet; thence N24°08W 20.23 feet; thence N57°15"E 237.66 feet; thence S24°08"E 20.23 feet; thence S27°15'00"E 200 feet to the place of beginning for a total area of 47,794.5± sq.ft. or 1.097± AC.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towaon, Maryland 21204 as follows:

Petition for Zoning Variano

Hearing Date: Tuesday, P. April 3, 1990 at 2:00 p.n Vertance: to allow existing 0 fi setback in lieu of the required 30 . cetback and to allow 3 i settack in lieu of required 30 ft setack; to allow 28.5 setback in

lieu of required 30 ft. setback; and to allow existing 29.5 setback in lieu of required 30 ft. In the event that this Petition is

granted, a building permit may issued within the thirty (30) di appeal period. The Zoning Co missioner will however, entert any request for a stay of the is suance of said permit during thi

period for good cause shown Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TO ISON, MD., ______ March 8 ____. 19 90 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive

PO 10287

lar parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18 day of April, 1990 that the Petition for a Zoning Variance from Section 255.1 and 238.2 to allow existing 0' setback in lieu of the required 30' setback; Section 255.1 and 238.2 to allow 3' setback in lieu of the required 30' setback; and Section 255.1 and 238.2 to allow existing 29.5' setback in lieu of the required 30', in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED.

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

cc: Peoples Counsel

Zoning Commissioner for Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

April 16, 1990



Timothy D.A. Chriss, Esquire 233 E. Redwood Street Baltimore, Maryland 21202

> RE: Petition for Zoning Variance Case No. 90-383-A Shoemaker Ltd. Partnership

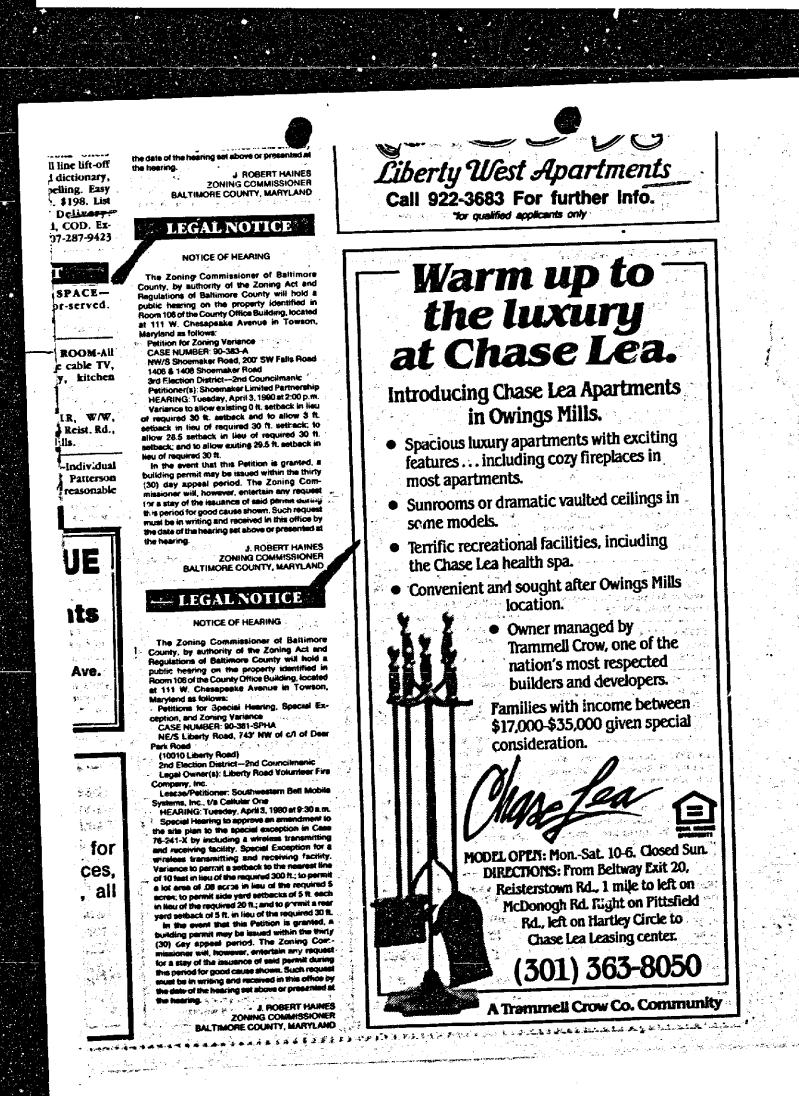
Dear Mr. Chriss:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

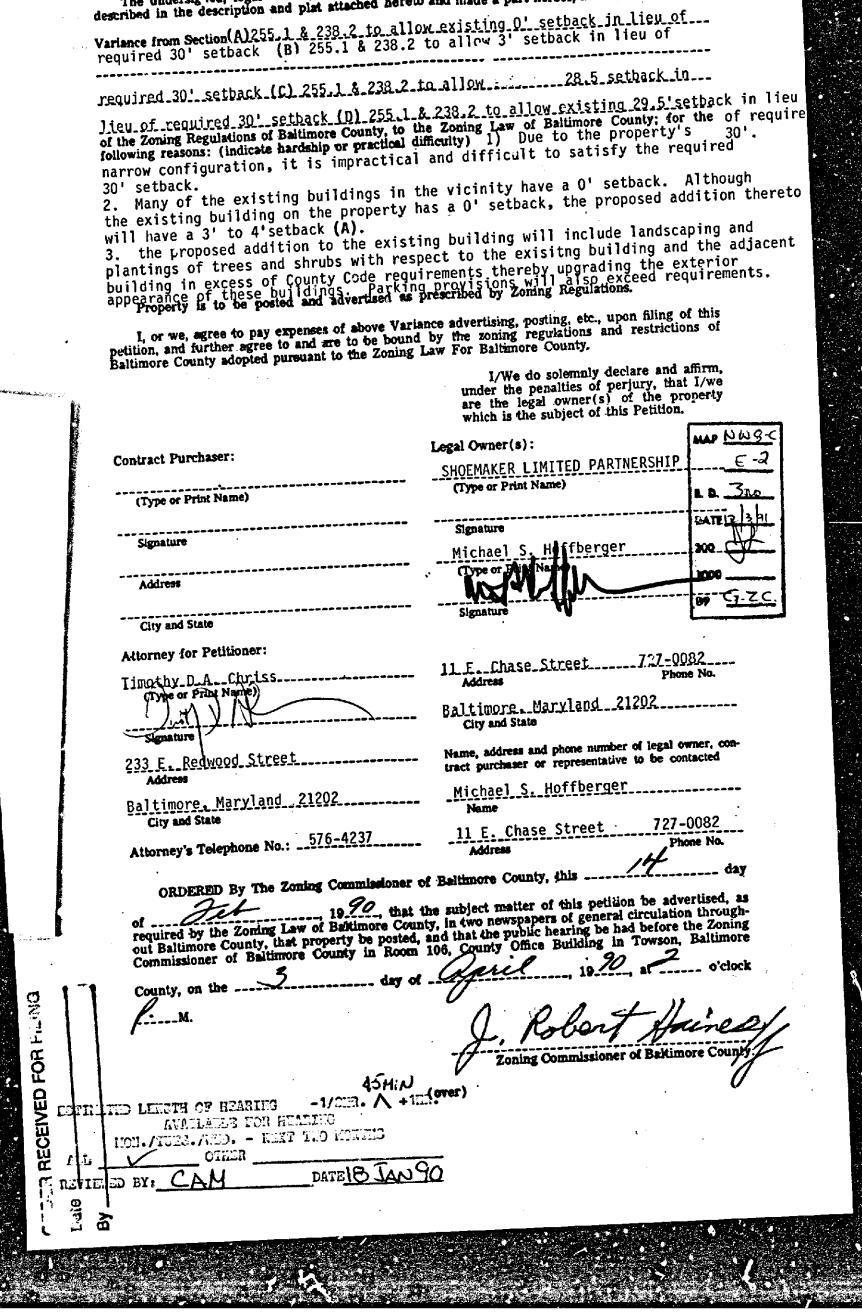
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines DATE 3 13 90 Shoemaker Limited Firtnership 11 E. Chase Street Baltimore, Maryland 21202 Dennis F. Rasmussen ATTN: MICHAEL S. HOFFBERGER Re: Petition for Zoning Variance CASE NUMBER: 90-383-A NW/S Shoemaker Road, 200' 5W Falls Road 1406 & 1408 Shoemaker Road 3rd Election District - 2nd Councilmanic Petitioner(s): Shoemaker Limited Partnership HEARING: TUESDAY, APRIL 3, 1990 at 2:00 p.m. Please be advised that \$95.97 is due for advertising and posting of the above carrioned property. THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S) Baltimore County Zoning Commissioner [19] County Office Building
111 West Chesapeake Avenue 1986 M9000635 PUBLIC HEARING FEES 980 -POSTING SIGNS / ADVERTISING 1 X LAST NAME OF OWNER: SHOEMAKER LIM PTS



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21201 (301) 887-3353 J. Robert Haines Zoning Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance CASE NUMBER: 90-383-A NW/S Shoemaker Road, 2001 SW Falls Road 1406 & 1408 Shoemaker Road 3rd Election District - 2nd Councilmanic Petitioner(s): Shoemaker Limited Partnership HEARING: TUESDAY, APRIL 3, 1990 at 2:00 p.m.

Variance to allow existing O ft. setback in lieu of required 30 ft. setback and to allow 3 ft. setback in lieu of required 30 ft. setback; to allow 28.5 setback in lieu of required 30 ft. setback; and to allow existing 29.5 ft. setback in lieu of required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty in the event that this rectation is granted, a politonia parmit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a tour pay appear period. The control commissioner wife, however, encertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request stay or the injudence or said permit outing this period for gued cause shown, such request must be in writing and received in this office by the date of the hearing set above or pre-

> . RUBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: Shoemaker Limited Partnership Timothy D. A. Chriss, Esq.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

March 22, 1990



RE: Item No. 239, Case No. 90-383-A Petitioner: Shoemaker Limited Prtshp Petition for Zoning Variance

Dear Mr. Chriss:

Timothy D. Chriss, Esquire

233 E. Redwood Street

Baltimore, MD 21202

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

cc: Mr. Michael S. Hoffberger Shoemaker Limited Partnership 11 E. Chase Street Baltimore, MD 21202

(301) 887-3610 Ted Zaleski, Jr. Director

Baltimore County

Department of Permits & Licenses
111 West Chesapeake Avenue

Towson, Maryland 21204

FEBRUARY 7, 1990



Dennis F. Rasmussen County Executive

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

SHOFMAKER LIMITED PARTNERSHIP #1406 AND 1408 SHOEMAKER ROAD

Location:

Zoning Agenda: FEBRUARY 13, 1990 Item No.: 239

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Of Kelly 2-740 Approved Castamul. F. Brody tell Planding Group Special Inspection Division

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

Dennis F. Rasmussen

Your petition has been received and accepted for filing this 14th day of February, 1989.

ZONING COMMISSIONER

Petitioner: Shoemaker Limited Partnership, et al Petitioner's Attorney: Timothy D. Chriss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

DATE: March 1, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Shoemaker Limited Partnership, Item 239

The Petitioner requests a Variance to allow an existing 0 ft. setback in lieu of the required 30 ft.; and to allow a 3 ft. setback in lieu of the required 30 ft.; and a 28.5 ft. setback in lieu of the required 30 ft.; and 29.5 ft. in lieu of 30 ft.

In reference to the Petitioner's requests, staff offers the following comments:

The effort by the Petitioner to provide a superior design in terms of site layout and landscape treatment is commendable.

- The Petitioner shall submit a landscape plan to the Baltimore County landscape planner prior to the issuance of any building permit.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works Department of Tuble Western Bureau of Traffic Engineering Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

The Bureau of Traffic Engineering has no comments for items number 229, 235, 236, 238, and 2394

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

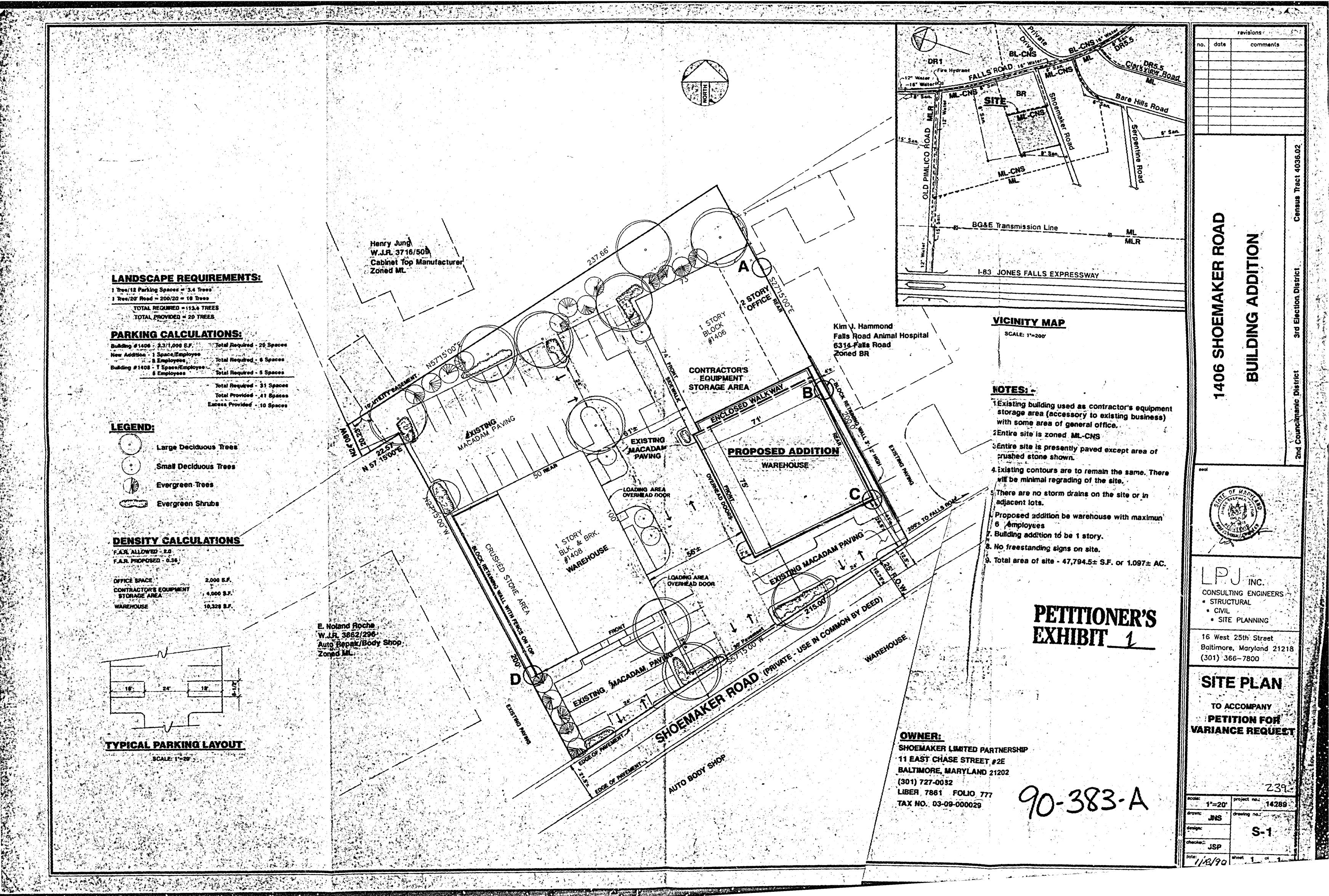
FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 229, 235, 236, 238, and 239.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:8



PETITION FOR ZONING VARIANCE NW/S Shoemaker Road 200' SW Falls Road 1406 & 1408 Shoemaker Road 3rd Election District 2nd Councilmanic District

Petitioner

* ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 90-383A Shoemaker Ltd. Partnership

* * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

* BEFORE THE

The Petitioner herein requests a variance from Section 255.1 and 238.2 to allow existing O' setback in lieu of the required 30' setback; Section 255.1 and 238.2 to allow 3' setback in lieu of the required 30' setback; and Section 255.1 and 238.2 to allow existing 29.5' setback in lieu of the required 30', as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Shoemaker Limited Partnership, by Michael S. Hoffberger, appeared, testified and was represented by Timothy D.A. Chriss, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 1406-1408 Shoemaker Road, consists of 1.097 acres +/-, zoned M.L.-C.N.S. and is currently improved with a one story block and brick warehouse, parking, and equipment storage areas.

Testimony indicated that sometime prior to Petitioner's acquisition of the property, the property was three (3) separate parcels and was consolidated to create the subject site.

Proffered testimony indicated that the Petitioner is desirous of constructing the warehouse indicated on Petitioner's Exhibit No. 1 for the purpose of leasing same to Child's Play, Inc.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-383-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, horeby petition for a

The Petitioner testified that granting the requested relief will no way be injurious to the public health, safety or general welfare, and that due to the layout of the site, he would suffer an undue hardship and practical difficulty should the requested relief be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict

observed and public safety and welfare secured.

After due consideration of the testimony and evidence presented, it use of the land due to the special conditions unique to this particu-

90-383-A 1406 & 1408 SHOEMAKER ROAD PROPERTY DESCRIPTION FOR ZONING PURPOSES ONLY

BEGINNING for the first thereof on the northwest side of Shoemaker Road 200 feet southwest from Falls Road and running thence S57°15'00"W 215 feet; thence N27°15'00W 200 feet; thence S57°15"W 22.57 feet; thence N24°08W 20.23 feet; thence N57°15"E 237.66 feet; thence S24°08"E 20.23 feet; thence S27°15'00"E 200 feet to the place of beginning for a total area of 47,794.5± sq.ft. or 1.097± AC.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towaon, Maryland 21204 as follows:

Petition for Zoning Variano

Hearing Date: Tuesday, P. April 3, 1990 at 2:00 p.n Vertance: to allow existing 0 fi setback in lieu of the required 30 . cetback and to allow 3 i settack in lieu of required 30 ft setack; to allow 28.5 setback in

lieu of required 30 ft. setback; and to allow existing 29.5 setback in lieu of required 30 ft. In the event that this Petition is

granted, a building permit may issued within the thirty (30) di appeal period. The Zoning Co missioner will however, entert any request for a stay of the is suance of said permit during thi

period for good cause shown Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CERTIFICATE OF PUBLICATION

TO ISON, MD., ______ March 8 ____. 19 90 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive

PO 10287

lar parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18 day of April, 1990 that the Petition for a Zoning Variance from Section 255.1 and 238.2 to allow existing 0' setback in lieu of the required 30' setback; Section 255.1 and 238.2 to allow 3' setback in lieu of the required 30' setback; and Section 255.1 and 238.2 to allow existing 29.5' setback in lieu of the required 30', in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED.

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

cc: Peoples Counsel

Zoning Commissioner for Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

April 16, 1990



Timothy D.A. Chriss, Esquire 233 E. Redwood Street Baltimore, Maryland 21202

> RE: Petition for Zoning Variance Case No. 90-383-A Shoemaker Ltd. Partnership

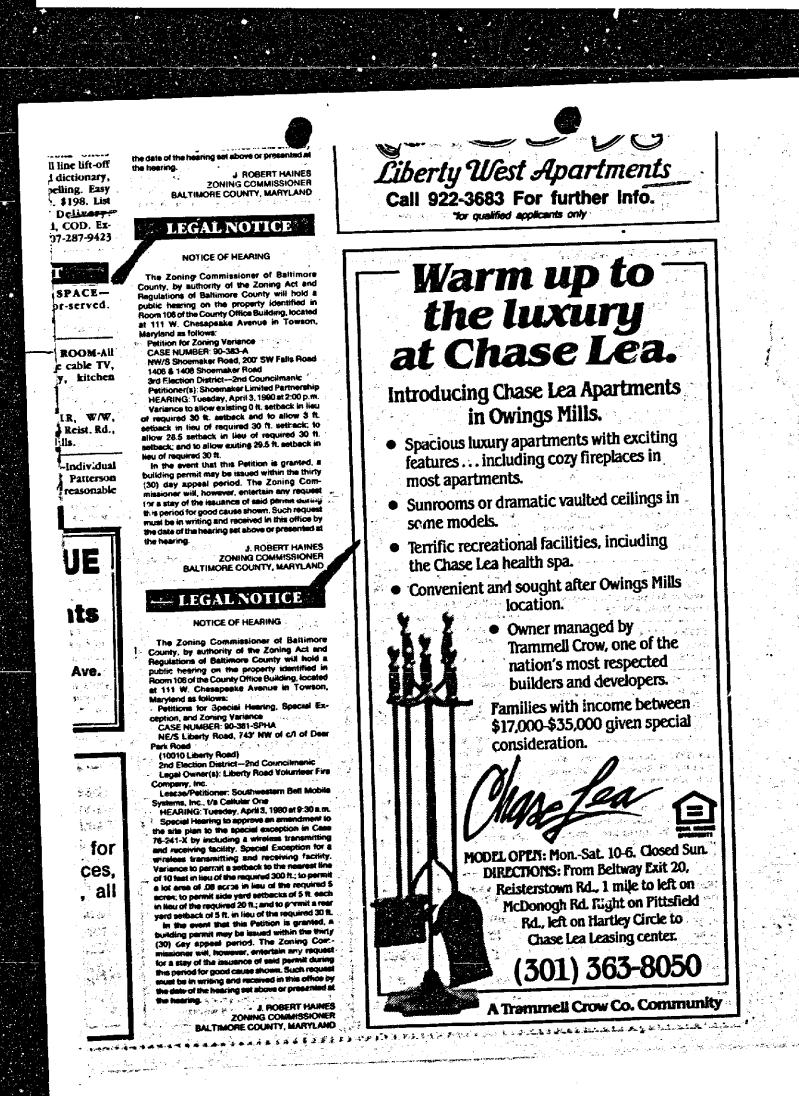
Dear Mr. Chriss:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

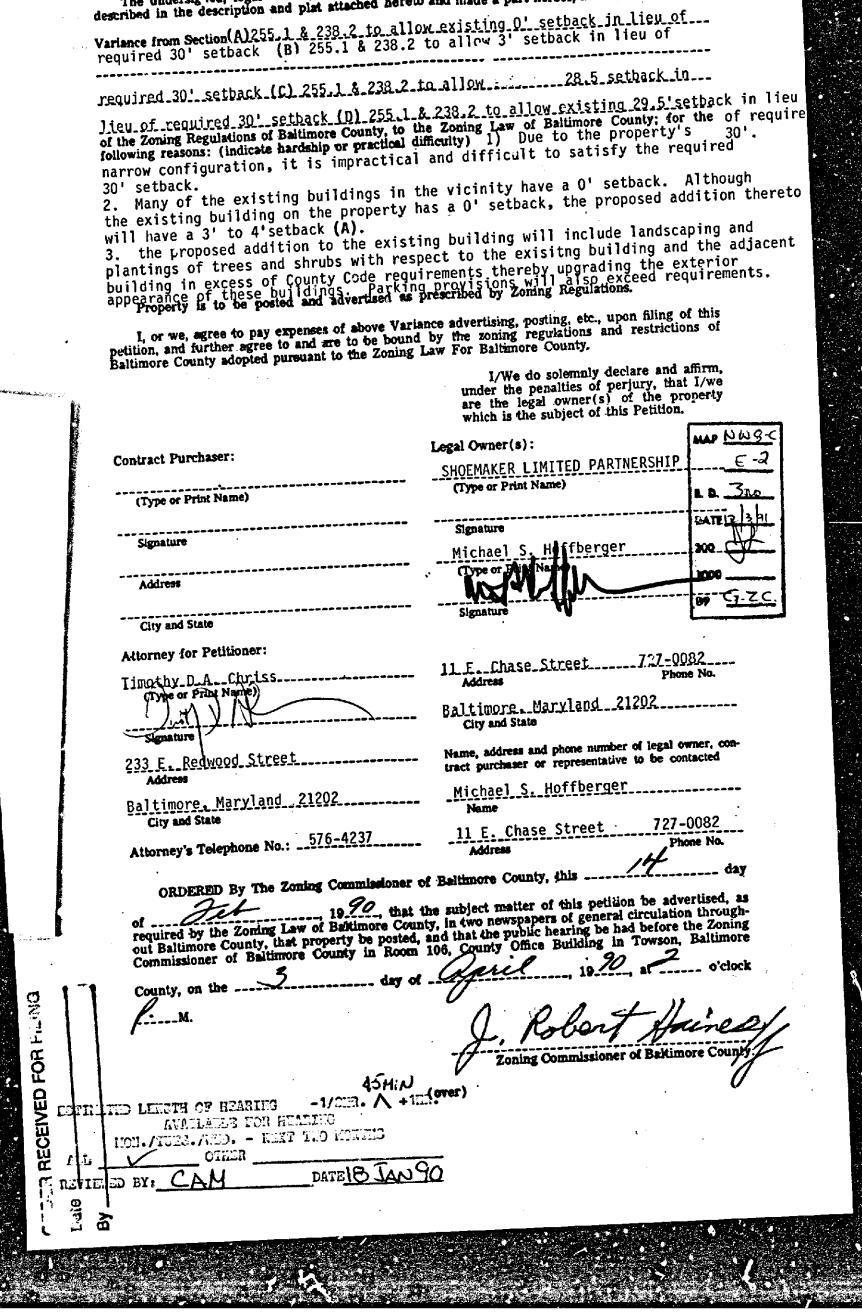
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines DATE 3 13 90 Shoemaker Limited Firtnership 11 E. Chase Street Baltimore, Maryland 21202 Dennis F. Rasmussen ATTN: MICHAEL S. HOFFBERGER Re: Petition for Zoning Variance CASE NUMBER: 90-383-A NW/S Shoemaker Road, 200' 5W Falls Road 1406 & 1408 Shoemaker Road 3rd Election District - 2nd Councilmanic Petitioner(s): Shoemaker Limited Partnership HEARING: TUESDAY, APRIL 3, 1990 at 2:00 p.m. Please be advised that \$95.97 is due for advertising and posting of the above carrioned property. THIS FEE MUST BE PAID AND THE ZONING SIGN & PUST SET(S) Baltimore County Zoning Commissioner [19] County Office Building
111 West Chesapeake Avenue 1986 M9000635 PUBLIC HEARING FEES 980 -POSTING SIGNS / ADVERTISING 1 X LAST NAME OF OWNER: SHOEMAKER LIM PTS



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21201 (301) 887-3353 J. Robert Haines Zoning Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as

Petition for Zoning Variance CASE NUMBER: 90-383-A NW/S Shoemaker Road, 2001 SW Falls Road 1406 & 1408 Shoemaker Road 3rd Election District - 2nd Councilmanic Petitioner(s): Shoemaker Limited Partnership HEARING: TUESDAY, APRIL 3, 1990 at 2:00 p.m.

Variance to allow existing O ft. setback in lieu of required 30 ft. setback and to allow 3 ft. setback in lieu of required 30 ft. setback; to allow 28.5 setback in lieu of required 30 ft. setback; and to allow existing 29.5 ft. setback in lieu of required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty in the event that this rectation is granted, a politonia parmit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a tour pay appear period. The control commissioner wife, however, encertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request stay or the injudence or said permit outing this period for gued cause shown, such request must be in writing and received in this office by the date of the hearing set above or pre-

> . RUBERT HAINES ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

cc: Shoemaker Limited Partnership Timothy D. A. Chriss, Esq.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

March 22, 1990



RE: Item No. 239, Case No. 90-383-A Petitioner: Shoemaker Limited Prtshp Petition for Zoning Variance

Dear Mr. Chriss:

Timothy D. Chriss, Esquire

233 E. Redwood Street

Baltimore, MD 21202

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

cc: Mr. Michael S. Hoffberger Shoemaker Limited Partnership 11 E. Chase Street Baltimore, MD 21202

(301) 887-3610 Ted Zaleski, Jr. Director

Baltimore County

Department of Permits & Licenses
111 West Chesapeake Avenue

Towson, Maryland 21204

FEBRUARY 7, 1990



Dennis F. Rasmussen County Executive

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

SHOFMAKER LIMITED PARTNERSHIP #1406 AND 1408 SHOEMAKER ROAD

Location:

Zoning Agenda: FEBRUARY 13, 1990 Item No.: 239

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Of Kelly 2-740 Approved Castamul. F. Brody tell Planding Group Special Inspection Division

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissioner

Dennis F. Rasmussen

Your petition has been received and accepted for filing this 14th day of February, 1989.

ZONING COMMISSIONER

Petitioner: Shoemaker Limited Partnership, et al Petitioner's Attorney: Timothy D. Chriss

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner

DATE: March 1, 1990

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Shoemaker Limited Partnership, Item 239

The Petitioner requests a Variance to allow an existing 0 ft. setback in lieu of the required 30 ft.; and to allow a 3 ft. setback in lieu of the required 30 ft.; and a 28.5 ft. setback in lieu of the required 30 ft.; and 29.5 ft. in lieu of 30 ft.

In reference to the Petitioner's requests, staff offers the following comments:

The effort by the Petitioner to provide a superior design in terms of site layout and landscape treatment is commendable.

- The Petitioner shall submit a landscape plan to the Baltimore County landscape planner prior to the issuance of any building permit.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works Department of Tuble Western Bureau of Traffic Engineering Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554



Dennis F. Rasmussen
County Executive

J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

The Bureau of Traffic Engineering has no comments for items number 229, 235, 236, 238, and 2394

Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab

MAR 2 1 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for February 13, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 229, 235, 236, 238, and 239.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:8

